

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 79 | | HILLSDALE RD, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-----------------|-------|--|----------|---|
| Owner 1: | QUINN PATRICK | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 79 HILLSDALE RD | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 02476 | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-----------------------|-------|--|
| Owner 1: | QUINN PATRICK & AMY - | | |
| Owner 2: | - | | |
| Street 1: | 79 HILLSDALE RD | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3689 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|--------------------------------|----------------|------------|------------|-----------------|
| 101 | 6429,000 | 744,200 | | 551,600 | 1,295,800 |
| | | | | | |
| | | | | | |
| Total Card | 0.148 | 744,200 | | 551,600 | 1,295,800 |
| Total Parcel | 0.148 | 744,200 | | 551,600 | 1,295,800 |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | | 351.26 | /Parcel: 351.26 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 744,200 | 0 | 6,429. | 551,600 | 1,295,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 723,500 | 0 | 6,429. | 551,600 | 1,275,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 723,500 | 0 | 6,429. | 551,600 | 1,275,100 | 1,275,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 559,500 | 0 | 6,429. | 582,200 | 1,141,700 | 1,141,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 559,500 | 0 | 6,429. | 429,000 | 988,500 | 988,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 559,500 | 0 | 6,429. | 410,600 | 970,100 | 970,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 323,100 | 0 | 6,429. | 380,000 | 703,100 | 703,100 | Year End | 1/4/2016 |
| 2015 | 132 | FV | | 0 | 4,668. | 21,800 | 21,800 | 21,800 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|---------------------------------|------------------------|--------|------------------------|---------------------|----------------|----------|----------|-------|
| QUINN PATRICK & RODRIGUES MATTH | 72270-10 71466-418 | 1 1 | 2/27/2019 8/14/2018 | Convenience | 1 1,300,000 | No No | No No | |
| DOLAN DAVID D & DOLAN DAVID D & | 65828-71 64095-232 | | 7/30/2015 8/18/2014 | | 1,240,000 1 | No No | No No | |
| LONG DENISE A/T KOKARAS PEDRO J | 64040-547 46204-466 | | 8/6/2014 10/3/2005 | Mult Lots Family | 955,000 1 | No No | No No | SUB-D |
| | 10125-180 | | 9/11/1962 | | | No | No | N |

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 3/30/2016 | Meas/Inspect | PT | Paul T |
| 6/16/2015 | Permit Insp | PC | PHIL C |
| 5/4/2015 | Info Fm DEED | PC | PHIL C |
| 11/10/1999 | Vacant Lot | 263 | PATRIOT |
| | | | |
| | | | |
| | | | |
| | | | |

Sign: _____

VERIFICATION OF VISIT NOT DATA

__/__/__

| | | | | | | | | | | |
|----------------------|-------------------|-----------------|------------|---------------|-----------|--|----------------|------------|--|----------------|
| Total AC/HA: 0.14759 | Total SF/SM: 6429 | Parcel LUC: 101 | One Family | Prime NB Desc | ARLINGTON | | Total: 551,583 | Spl Credit | | Total: 551,600 |
|----------------------|-------------------|-----------------|------------|---------------|-----------|--|----------------|------------|--|----------------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

